

ZB# 85-18

Diamond Candle

9-1-66 & 68

85-18 - Diamond Candle

Prelim.

5/13/85

P.H. -

8/12/85

List ordered

7/11/85 - (51)

Notice to Sentinel

on 7/11/85. ✓

Notify O.C.P.D.

Ina

Variance

Denied

on 8/12/85.

General Receipt

6788

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Aug. 14 1985

Received of

Diamond Candle

\$ 50.00

Fifty and 00/100

DOLLARS

For

30th Application fee - 85-18

DISTRIBUTION:

FUND	CODE	AMOUNT
50.00 Cash		

By

Pauline T. Townsend
Treas. Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609



DISTRIBUTION		
FUND	CODE	AMOUNT
\$50.00	Cash	

By Yardine H. Rumney
Treas. Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609



85-18 - Diamond Candler



NEW WINDSOR ZONING BOARD OF APPEALS

-----x
In the Matter of the Application of

DECISION DENYING
AREA VARIANCE

DIAMOND CANDLE CO., INC.

#85-18.
-----x

WHEREAS, DIAMOND CANDLE CO., INC., a corporation, located on John Street, New Windsor, New York 12550 in a PI zone, by its President, Robert Schisano, has made application before the Zoning Board of Appeals for an area variance for the purpose of:

Subdividing of property into two lots.

WHEREAS, a public hearing was held on the 12th day of August, 1985 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant appeared by his attorney, Richard Schisano, Esq., 328 Route 9W, New Windsor, N. Y.; and

WHEREAS, the application was opposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicants own a parcel of property containing 7.8 acres[±] and are planning to subdivide and sell one (1) parcel, thereby creating a lot which is less than the required bulk regulations.

3. The evidence presented by the applicant failed to substantiate the fact that practical difficulty would be encountered if the applicant was denied an area variance.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will not encounter practical difficulty if the area variance requested is not granted.

2. The requested variance will result in substantial detriment to adjoining properties and change the character of the neighborhood.

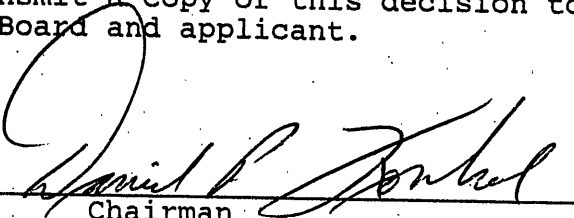
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor DENY a 8,650 sq. ft. lot area variance in accordance with plans submitted and dated 7/1/84.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 9, 1985.


Chairman

cc: Richard Schisano, Esq.
328 Route 9W
New Windsor, N. Y. 12550

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

Prelim.
4/22/85 - Windsor
85-18.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Bot 562-2391

File No.

Date April 15, 1985

To Diamond Candle Co., Inc.
% Richard Schisano, Esq. 562-9020
328 Route 9W
New Windsor, NY 12550

PLEASE TAKE NOTICE that your application dated April 15, 1985
for permit to Subdivide lands
at the premises located at John Street
Tax Map Section 9, Block 1, Lots 68 & 66

is returned herewith and disapproved on the following grounds:

Zoning Dist. P.I. - Proposed lot does not comply
with min lot size of 10,000 S.F.
Proposed 3,350 S.F. - will need ^(8,650) ~~8,650~~ SF variance

Area Variance -
(lot area)

8,650 S.F.

James J. Kennedy
Building Inspector

8/12/84 - P.H. - Diamond Candle Co., Inc.

Name:
Bill Dubetsky

Address:
Harrison Rd. Hempstead Jct N.Y.

Pat.

TOWN OF NEW WINDSOR
PUBLIC NOTICE OF HEARING
BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York, will hold a Public Hearing
pursuant to Section 48-34A of the
Zoning Ordinance on the follow-
ing proposition:
Appeal No. 18
Request of DIAMOND CAN-
DLE CO., INC. for a VARI-
ANCE of the regulations of the
Zoning Ordinance to permit in-
sufficient lot area for purposes
of subdivision of lots in P1 zone,
being a VARIANCE of Section
48-12 Table of Bulk Regs. Col.
4 for property situated as fol-
lows:
John Street, New Windsor,
N.Y. 12550 designated as Tax
Lots - Section 9 Block 1, Lots
66 and 68.
SAID HEARING will take place
on the 12th day of August, 1985,
at the New Windsor Town Hall,
555 Union Avenue, New Windsor,
N.Y., beginning at 7:30 o'clock
p.m.
DANIEL P. KONKOL
Chairman
By: Patricia Delio,
Secretary

State of New York
County of Orange, ss:

Everett W. Smith, being duly sworn
disposes and says that he is
Publisher of the E.W. Smith
Publishing Company, Inc. publisher
of The Sentinel, a weekly newspaper
published and of general circulation
in the Town of New Windsor, and that
the notice of which the annexed is
a true copy was published once
in said newspaper, commencing on
the 18th day of July A.D., 1985
and ending on the 18th day of July
A.D. 1985

Subscribed and shown to before me
this 29th day of Jan., 1986.

Patricia Delio
Notary Public of the State of New York
County of Orange.

My commission expires 3/30/87.

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

August 13, 1985

1763

Richard Schisano, Esq.
328 Route 9W
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE - #85-18
DIAMOND CANDLE CO., INC.

Dear Mr. Schisano:

This is to confirm that a public hearing was held regarding the above-entitled application before the Zoning Board of Appeals. The Board voted to DENY the request for an area variance at the August 12, 1985 meeting.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Best regards.

Very truly yours,

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

/pd

cc: Town Building Inspector
Planning Board

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Ordinance on the following proposition:

Appeal No. 18

Request of DIAMOND CANDLE CO., INC.

for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Ordinance to
permit insufficient lot area for purposes
of subdivision of lots in PI zone,

being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-12 -- Table of Bulk Regs.-Col. 4
for property situated as follows:

John Street, New Windsor, N. Y. 12550
designated as Tax Lots - Section 9, Block 1,
Lots 66 and 68.

SAID HEARING will take place on the 12th day of
August, 1985, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

DANIEL P. KONKOL
Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

July 12, 1985

Diamond Candle Co Inc.
P.O. Box 189
Newburgh, N.Y.

RE: 9-1-66-68

Dear Sir:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$15.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script that reads 'Christian E. Jahrling'.

CHRISTIAN E. JAHRLING IAO
SOLE ASSESSOR
Town of New Windsor

**RETAKE
OF
PREVIOUS
DOCUMENT**

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Ordinance on the following proposition:

Appeal No. 18

Request of DIAMOND CANDLE CO., INC.

for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Ordinance to
permit insufficient lot area for purposes
of subdivision of lots in PI zone,
being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-12 -- Table of Bulk Reqs.-Col. 4
for property situated as follows:

John Street, New Windsor, N. Y. 12550
designated as Tax Lots - Section 9, Block 1,
Lots 66 and 68.

SAID HEARING will take place on the 12th day of
August, 1985, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

DANIEL P. KONKOL
Chairman

56 (a)
\$1.67 = Certified - RRR
\$93.52

Thank
you,
Love,
D. !



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

July 12, 1985

Diamond Candle Co Inc.
P.O. Box 189
Newburgh, N.Y.

RE: 9-1-66-68

Dear Sir:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$15.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

CHRISTIAN E. JAHRLING IAO
SOLE ASSESSOR
Town of New Windsor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

- ✓ Mitchell Nancy Lee
124 John Street
New Windsor NY 12550
- ✓ Miron Stephen E & Kenneth R
c/o Federal Block Corp
PO Box 4090
New Windsor NY 12550
- Cornwall Paper Mills
51-83 S Jefferson St
Orange NJ 07050
- ✓ Paffendorf Brewster H & Geraldine C
4 Quassaick Ave
New Windsor NY 12550
- ✓ Schisano Salvatore
Box 189
Newburgh NY 12550
- ✓ Ostner Richard A & Christine B
Bethlehem Rd RD2
New Windsor NY 12550
- ✓ Catalano Toni Ann
30 Quassaick Ave
New Windsor NY 12550
- ✓ Acquaro Salvatore
16 Hillside Ave
New Windsor NY 12550
- ✓ Petro Marie
24 Stori Road
Newburgh NY 12550
- ✓ Caron Helen A
38 Quassaick Ave
New Windsor NY 12550
- ✓ Bianco Patrick
42 Quassaick Ave
New Windsor NY 12550
- ✓ Traver George & Bertha
26 Quassaick Ave
New Windsor NY 12550
- ✓ Aghareza Abolhassan & Fatemeli
221 Walsh Ave
New Windsor NY 12550
- ✓ Marchetta Bruno & Maddalena
217 Walsh Ave
New Windsor NY 12550
- ✓ Eldridge Jean & Lulu
211 Walsh Ave
New Windsor NY 12550
- ✓ Rumsey Charles E Jr & Frances
192 Walsh Road
New Windsor NY 12550
- ✓ Miller Walter M
Jones Harold & Shirley
9 Cedar Ave
New Windsor NY 12550
- ✓ Slevin William C & Carol A
21 Cedar Ave
New Windsor NY 12550
- ✓ Grevas Brenda
33 Quassaick Ave
New Windsor NY 12550
- ✓ Szloboda John J & Mary A
14 Ledyard St
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

- ✓ Kubina Stephen & Rose
Ledyard Street MD26
New Windsor NY 12550
- ✓ Kubina Anna
33 John Street
New Windsor NY 12550
- ✓ Saffioti Cosmo & Joseph
c/o Saffioti
61 Quassaick Ave
New Windsor NY 12550
- ✓ Dubetsky Francis
Harrigan Road
Hopewell Junction NY 12533
- ✓ Tomann Paul K
Old Albany Post Road
Garrison NY 10524
- ✓ Orzechowski Zygmunt & Stella
61 Blanche Ave
New Windsor NY 12550
- ✓ Gray E Arthur
PO Box 722
100 E Main Street
Port Jervis NY 12771
- ✓ Deyo Dennis & Sherry
1 John Street
New Windsor NY 12550
- ✓ Sloboda Henry P
48 John Street
New Windsor NY 12550
- ✓ American Felt & Filter Co
34 John Street
New Windsor NY 12550
- ✓ Mc Carthy Francis
140 John Street
New Windsor NY 12550
- ✓ Magazino Peter & Rosemarie
138 John Street
New Windsor NY 12550
- ✓ Post James & Marianne
136 John Street
New Windsor NY 12550
- ✓ Knorr Gilbert C
Forest Pk RD3 Box 119
Wallkill NY 12589
- ✓ Peragine Joseph
Apt 10G 333 East 55th. St
New York NY 10022
- ✓ Pietrobuono Gerardo & Gina
128 John St
New Windsor NY 12550
- ✓ Brown James J & Irene
126 John St
New Windsor NY 12550
- ✓ Stone Elizabeth
122 John St
New Windsor NY 12550
- ✓ Ellingsen Kenneth & Barbara
120 John St
New Windsor NY 12550
- ✓ Stent Edward C & Emma F
118 John St
New Windsor NY 12550
- ✓ McDaniel James & Dorothy
116 John St
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

✓ De Pace Samuel & Masako
112 John St
New Windsor NY 12550

✓ Van Zandt Thomas E & Marlene F
108 John Street
New Windsor NY 12550

✓ Gerli John E
44 South Stanwich
Greenwich Conn 06380

✓ Jensen James C Jr
139 John St
New Windsor NY 12550

✓ Sager Gladys
135 John St
New Windsor NY 12550

✓ Evans Mae H
189 Windsor Highway
New Windsor NY 12550

✓ Frisenda Ubaldo & Marie
123 John St
New Windsor NY 12550

✓ Decker Patricia Ann
113 John St
New Windsor NY 12550

✓ Radulski Edward, Mary Lou & Jack
RD1 Campbell Hall NY 10916

✓ Veteran's Administration Regional Office
252 7th. Ave
New York City NY 10001

✓ Carney John & Mary
5 High St
New Windsor NY 12550

✓ Conklin Yvonne
23 High St
New Windsor NY 12550

✓ Sager Gladys
135 John St
New Windsor NY 12550

✓ Hayes Agnes F
165 Walsh Ave
New Windsor NY 12550

✓ Rockafellow Hilda M & Harry E
8 Cedar Ave
New Windsor NY 12550

✓ Quassaick Fire Engine Co of
New Windsor
Walsh Road
New Windsor NY 12550

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

RE: PUBLIC HEARINGS BEFORE THE ZBA - August 12, 1985

DATE: July 30, 1985

Please be advised that the following public hearings will be heard before the Zoning Board of Appeals on the above date:

MC ADON, VINCENT - Frontyard variance

SLOAN/SOTLAND - Use/area variances

RYDLEWSKI, MICHAEL - Area variances

DIAMOND CANDLE, CO., INC. - Lot area variance

I have attached hereto copies of the pertinent applications together with public hearing notices which were published in The Sentinel.

Patricia Delio, Secretary
Zoning Board of Appeals

/pd

Attachments

B.

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION
(Variances, Zone Changes, Special Permits, Subdivisions)

Section A. - To be completed by Local Board having jurisdiction.
To be signed by Local Official.

Local File No. 85-18

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date 8/12/85

☐ City, Town or Village Board ☐ Planning Board ☒ Zoning Board of Appeals

2. Applicant: NAME DIAMOND CANDLE CO., INC.

Address P. O. Box 189, Newburgh, N. Y. 12550

Attorney, Engineer, Architect Richard Schisano, Esq. (attorney)
Elias D. Grevas, L.S. (surveyor)

3. Location of Site: John Street, New Windsor, N. Y.
(street or highway, plus nearest intersection)

Tax Map Identification: Section 9 Block 1 Lot 66 & 68

Present Zoning District Planned Industrial Size of Parcel 31,350 s.f.

4. Type of Review:

☐ Special Permit Use* _____

☒ Variance* Use _____
Area - 8,500 s.f.

☐ Zone Change* From: _____ To: _____

☐ Zoning Amendment* To Section: _____

☐ Subdivision** Major _____ Minor _____

7/19/85
Date

Patricia Delle
Signature and Title

*Cite Section of Zoning Regulations where pertinent
**Three (3) copies of map must be submitted if located along County
Highway, otherwise, submit two (2) copies of map.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

85-18

Date: 7/11/85

- I. Applicant Information: % Richard Schisano, Esq.
- (a) DIAMOND CANDLE CO., INC., 328 Route 9W, New Windsor, N.Y.
(Name, address and phone of Applicant) (Owner)
- (b) n/a
(Name, address and phone of purchaser or lessee)
- (c) Richard Schisano, Esq., 328 Route 9W, New Windsor, N. Y.
(Name, address and phone of attorney)
- (d) n/a
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) PI John Street, New Windsor 9-1-66 & 68 31,350 s.f.
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 1956
- (e) Has property been subdivided previously? No When? -
- (f) Has property been subject of variance or special permit previously? no When? -
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes - 4/15/85
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No outside storage is anticipated.

~~IV. Use Variance:~~

- ~~(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

_____~~

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. 4.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>40,000 s.f.</u>	<u>31,350 s.f.</u>	<u>8,650 s.f.</u>
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>/</u>	<u>/</u>	<u>/</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Due to the position of the buildings on the property which pre-existed zoning, and the triangular configuration of the lot, it is impossible to subdivide the property without the requested variance. Applicant feels that this situation results in practical difficulty.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	<u>sq.ft.</u>	<u>sq.ft.</u>	<u>sq.ft.</u>

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Since the existing buildings are pre-existing and the zoning classification is Planned Industrial, the use of the property will remain the same. There will be no major changes in conjunction with the neighboring properties. Property will be drastically upgraded for future use.

IX. Attachments required:

- x Copy of letter of referral from Bldg./Zoning Inspector.
x Copy of tax map showing adjacent properties.
n/a Copy of contract of sale, lease or franchise agreement.
x Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
n/a Copy(ies) of sign(s) with dimensions.
x Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
x Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date July 15, 1985

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

(Applicant)

Sworn to before me this
____ day of July, 1985.

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

7.1 ± AC.
(AT NEW WIDELOW)

①
31,350 ± S.F.

EXISTING
1 STORY BRICK BUILDING

EXISTING
2 STORY FR.
BUILDING

93.5' ±

104.0' ±

154.6' ±

50'

N/F DEYO

BRICK
BUILDING
(EXISTING)

STREET (AKA JOHN ST)

COLUMBUS

CHAIN LINK FENCE

POLE

POLE

OF CYD

Silver, Forrester & Schisano
ATTORNEYS AND COUNSELORS AT LAW

BARRY B. SILVER, P. C. (N. Y. & FLA. BAR)
MICHAEL H. FORRESTER, P. C.
RICHARD SCHISANO
ALBERT S. MACDOWELL
SOL LESSER

*Pat: Pls. notify this
office of Denial.
Thanks P.*

*328 Route 9W
Post Office Box 2265
Newburgh, New York 12550
(914) 562-9020 (914) 562-7570*

IN REPLY-REFER TO FILE# 1303

April 3, 1985

Building Inspector
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Attn: Mr. Patrick Kennedy

RE: DIAMOND CANDLE CO., INC.

Dear Mr. Kennedy:

Enclosed herein please find sit plan for minor subdivision
for Diamond Candle Co., Inc..

Please issue to me at your earliest convenience your Notice
of Denial in order that I may approach the Town Zoning Board
of Appeals.

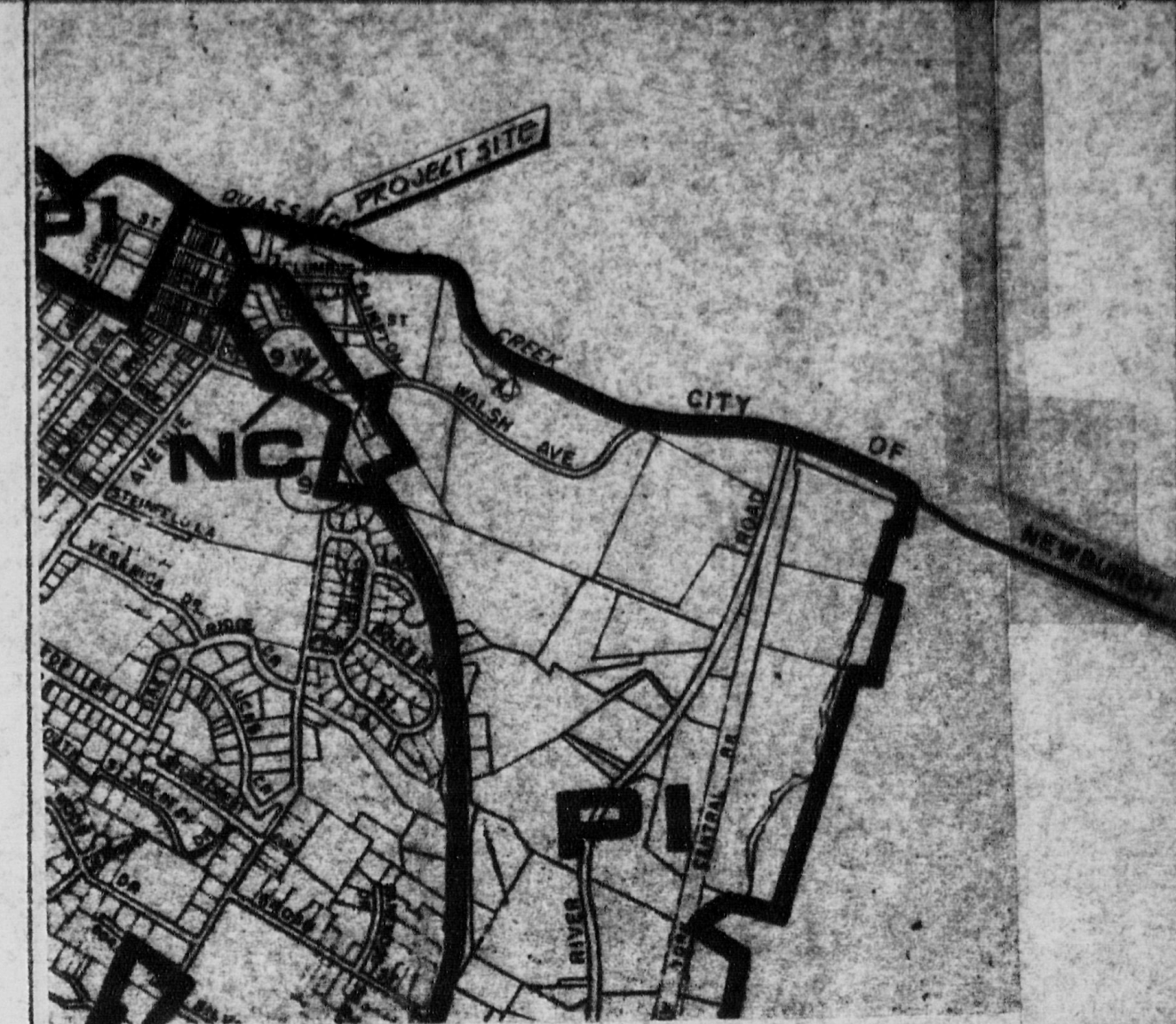
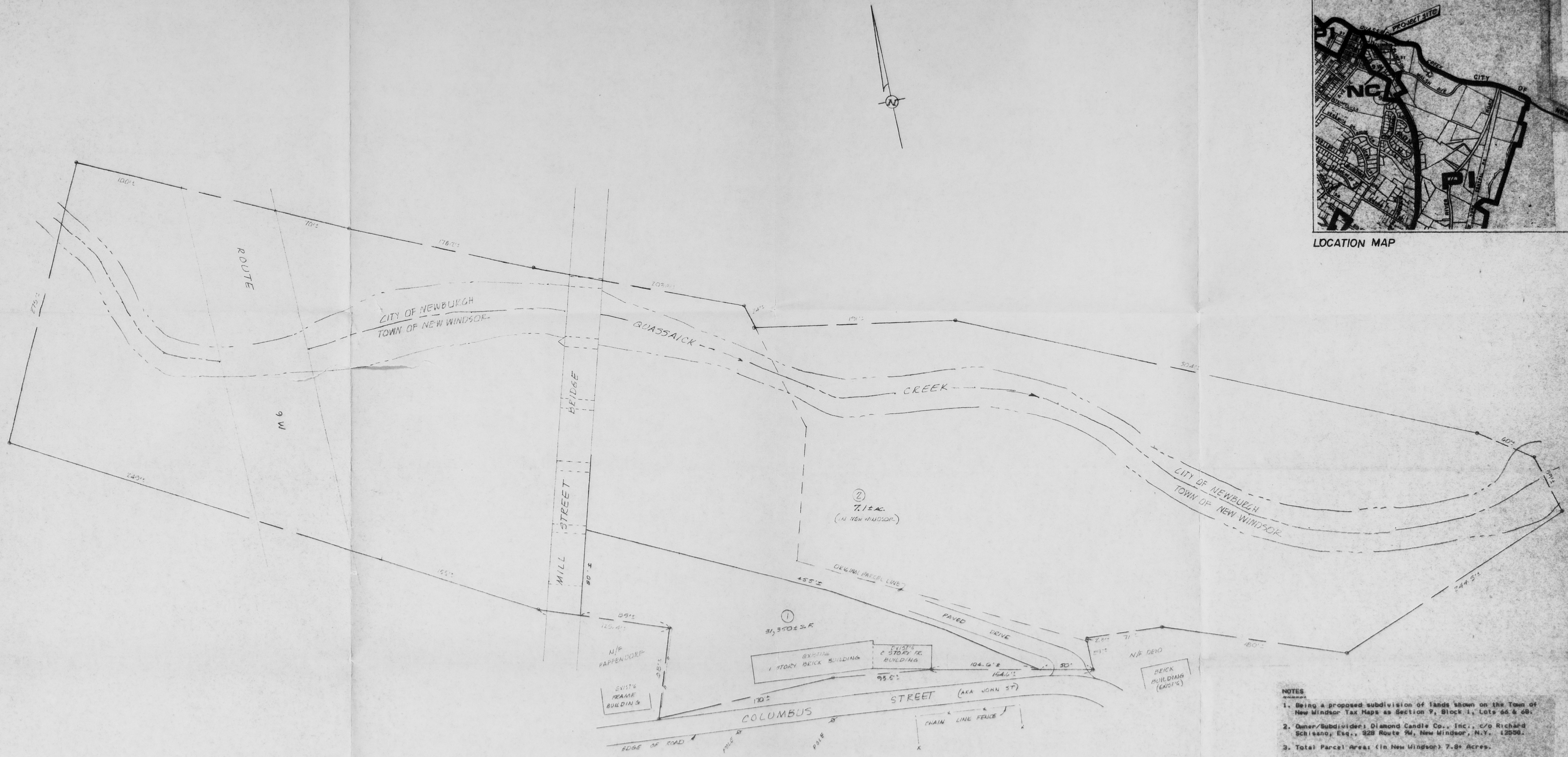
Thank you for your courtesy and cooperation.

Very truly yours,

RICHARD SCHISANO

RS/kpc
encl.

RECEIVED
ATTORNEYS OFFICE
TOWN OF NEW WINDSOR
APR 8 1985
BY: *Patricia Deliv*



LOCATION MAP

- NOTES**
1. Being a proposed subdivision of lands shown on the Town of New Windsor Tax Maps as Section 7, Block 1, Lots 66 & 68.
 2. Owner/Subdivider: Diamond Candle Co., Inc., c/o Richard Schisano, Esq., 328 Route 9W, New Windsor, N.Y. 12550.
 3. Total Parcel Area: (In New Windsor) 7.8+ Acres.
 4. Total No. of Lots: 2
 5. Property Zone: P-1
 6. Proposed Use: Manufacturing (Zoning Use Group 00)
 7. Water & Sewer Services: Town of New Windsor



			ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUASSAICK AVENUE NEW WINDSOR, NEW YORK 12550			PLAN FOR: DIAMOND CANDLE CO., INC. TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK		
Revision	Date	Description	Drawn	Checked	Scale	Date	Job No.	
1	7/1/84	REVISED LOT AREAS	AW		1" = 40'	July 1984	84-110	
2	8/1/84	REVISED LOT LAYOUT AREAS						
MINOR SUBDIVISION								